

MINUTES
MOBILE MANUFACTURED HOME ADVISORY COUNCIL
OCTOBER 19, 2016

The Mobile Manufactured Home Advisory Council convened on Wednesday, October 19, 2016 at 10:10 a.m. at the State Office Building, 165 Capitol Avenue, Hartford, Connecticut, Room 117.

Members Present:	Bennett Pudlin Joseph B. Castonguay Jennifer Ponte (via telephone) Myriam Clarkson George Cote Keith Jensen Marcia L. Stemm Mark Berkowitz James Flynn Al Hricz	Attorney at Law, Acting Chairperson CT Real Estate Commission Member Department of Housing Mobile Manufactured Home Industry Representative Banking Industry Representative Mobile Home Park Owner, Co-Chairperson Mobile Home Park Owner Mobile Home Park Owner Mobile Home Park Tenant or Representative of Such Tenant Senior Citizen
Members Absent:	Arthur Mazeau Nancy E. Dickal Leonard Campbell	Mobile Home Park Tenant or Representative of Such Tenant Mobile Home Park Tenant or Representative of Such Tenant Town Planner
Member Vacancy:	Ct. Housing Finance Authority Representative	
DCP Council Staff:	Karen Layman, Advisory Council Secretary	
Others Present:	Commissioner Jonathan A. Harris Theodore Doolittle, Director, Occupational and Professional Trades Enforcement Unit Jerry Padula, DCP Staff Attorney Michael Santoro, Department of Housing Raphael Podolsky, Legal Assistance Resource Center of Connecticut	

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255.

Website: www.ct.gov/dcp E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETINGS:

The Council voted unanimously to approve the draft minutes of July 20, 2016 as written. (JC, GC)

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

REPORT FROM SUB-COMMITTEES:

LEGISLATIVE COMMITTEE:

1. Mobile Home Park Regulations

The revised mobile home park regulations are moving through the process as anticipated. The Council voted unanimously to write a letter of support to the Department in response to the public notice about the revisions to mobile home regulations. (MC, MB)

FINANCE COMMITTEE:

1. CHFA Park Purchase Program

Bennett Pudlin provided an overview of the recent meeting at CHFA regarding the proposed park purchase program. Among those in attendance were Michael Santoro (Department of Housing), a representative from ROC (Resident Owned Communities), Jerry Padula (DCP), and several council members. At this meeting, several components of this program were discussed including financing, technical assistance, and effective communication with prospective buyers/residents.

There has been no decision made at this time by CHFA. CHFA suggested that it would be helpful for a document to be created for the purpose of providing prospective buyers with information regarding timelines and contact information.

2. Department of Housing – Overview of financing options

Michael Santoro, Dept. of Housing, spoke to the Board about programs which may be available for funding for infrastructure projects at mobile home parks. Mr. Santoro provided an outline of two programs, CDBG (Community Development Block Grant) and STEAP (Small Town Economic Assistance Programs), and information on how to access details on these programs on State websites. Mr. Santoro suggested adding park owners and the CT Manufactured Housing Association to the Department of Housing's "Community Partners List" so that they will receive emails with notice of such funding opportunities, and that it may be beneficial to add the Department to this list as well.

EDUCATION COMMITTEE:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Meeting schedule - 2017

The Department of Consumer Protection will be moving to 450 Columbus Boulevard, Hartford, Connecticut, 06103 in December of 2016. All meetings in 2017 will take place at the new location. The schedule is as follows:

- March 15, 2017
- June 21, 2017
- September 20, 2017
- December 12, 2017

The 2017 Board and Council meeting calendar was distributed. The Council noted that the next scheduled meeting is March 2017, and that they may wish to schedule an additional meeting before the March 2017 date. The Council is aware that this may be difficult due to the Department’s move, and noted that this meeting can take place off-site if necessary.

2. Community inspection reports

The community owner representatives on the Council expressed concerns about recent community inspection reports, specifically, community inspections which included the violation of “lot boundaries are not marked”. This topic was a big part of the discussion at the Connecticut Manufactured Housing Association meeting, and many community owners are seeking clarification from the Department on these violations with regard to what prompted the violations and what the remedy is.

One of the concerns is that this violation is “inspection-based” vs. “complaint based”, and that it may cause boundary disputes/disagreements among neighbors, who are otherwise living peacefully at this time and have been for many years. Community owners are seeking clarification as to how, exactly, they are required by statute to identify their park’s lots or boundaries, and if they will need to absorb land surveying services or other costs in order to address the violation. Another concern of community owners is that they now have a violation on record and may not be in compliance, which may lead to the inability to renew their license.

There will be a Connecticut Manufactured Housing Association annual meeting on November 10, 2016, at which many community owners will be in attendance. In order to

address the concerns of community owners on this matter, the Council requested that the Department provide a document addressing this issue to share with Association members in attendance at this meeting.

The Council voted unanimously to request DCP to not cite as a violation the item listed on the inspection forms regarding the marking of boundaries or lots until such time that something is worked out that is agreeable to all parties.
(MC, BP)

CORRESPONDENCE:

None

DCP TRADE PRACTICES DIVISION COMPLAINT STATUS REPORT:

1. A complaint report including open and closed cases was submitted by the DCP Occupational Enforcement Unit and distributed to Council members. Review of this report was tabled until the next Council meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

There being no further business, the meeting adjourned at 11:50 a.m.

Respectfully submitted,

Karen Layman
Advisory Council Secretary

2017 MEETING SCHEDULE:

- **March 15, 2017**
- **June 21, 2017**
- **September 20, 2017**
- **December 12, 2017**

All meetings will take place at 450 Columbus Boulevard, Hartford, CT, 06103 at 10:00 a.m.